2 Low Mill House, Low Mill, Egremont, CA22 2UE

Guide Price **£275,000**

PFK

2 Low Mill House Low Mill

The Property:

Occupying a truly unique position within the peaceful hamlet of Low Mill, on the outskirts of Egremont, this charming three bedroom Georgian residence offers a rare opportunity to acquire a home of considerable character, history and potential. Once forming part of a former mill owner's house, the property enjoys an idyllic setting shared with only a handful of neighbouring homes, creating a sense of privacy and exclusivity that is seldom found. Boasting elegant proportions throughout, including impressively high ceilings and generously sized rooms, the property has remained in the same ownership for many years and now presents an exciting opportunity for a new owner to modernise and create a truly special home tailored to their own tastes and requirements.

The accommodation is both spacious and versatile, comprising an entrance hallway, a substantial dining kitchen, formal lounge and ground floor WC. To the first floor are three well proportioned bedrooms, including a principal bedroom with ensuite shower, together with a family shower room. Beneath the property is useful under house storage, whilst an adjoining outhouse provides additional practical storage space.

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The property continued....

The property's unique setting places it within easy reach of Egremont, major employment centres including Sellafield, and the stunning landscapes of the Lake District National Park and western fells, making it an ideal choice for families, professionals and those seeking a lifestyle property in a highly convenient location.

Externally, the property occupies a substantial plot with gated access leading onto an impressive driveway and formal front garden. To the rear is a detached double garage and extensive parking area (please note one neighbouring property benefits from a right of vehicular access over part of the rear parking area to reach their own driveway). The grounds offer tremendous scope and include a delightful hidden garden with lawn and patio area, together with a further large garden that has previously been used as an allotment and could be transformed to suit a buyer's individual vision. Combining character, space, a remarkable setting and significant potential, this is a rare opportunity to create an exceptional family home in one of west Cumbria's most attractive and accessible locations.

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Location & directions:

Low Mill is a small and highly desirable hamlet situated on the edge of Egremont, offering a peaceful semi-rural setting whilst remaining conveniently close to everyday amenities. Egremont town centre is just a short drive away and provides a range of shops, supermarkets, cafés, healthcare facilities and leisure amenities, together with well regarded primary and secondary schools. The property is ideally positioned for those working at Sellafield and other major west Cumbrian employment centres, with straightforward commuting routes available. For those who enjoy the outdoors, the Lake District National Park and western fells are within easy driving distance, providing access to some of Cumbria's most spectacular walking, cycling and recreational opportunities.

Directions
The property can be located on Low Mill using either CA22 2UE or W3W///discusses.aspect.allergy

- **Characterful 3 bed Georgian residence forming part of a former mill owner's house**
- **Offered to the market with no onward chain**
- **EPC rating D**
- **Council Tax: Band D**
- **Tenure: Freehold**

ACCOMMODATION

Entrance Porch
3' 9" x 3' 4" (1.14m x 1.01m)

Hallway

Dining Kitchen
18' 2" x 14' 6" (5.54m x 4.41m)

Lounge
20' 8" x 13' 7" (6.30m x 4.15m)

FIRST FLOOR LANDING

Bedroom 1
18' 1" x 11' 9" (5.52m x 3.59m)

Shower Room
3' 6" x 5' 7" (1.06m x 1.70m)

Bedroom 2
12' 1" x 12' 0" (3.68m x 3.67m)

Bedroom 3
12' 1" x 12' 0" (3.68m x 3.67m)

Shower Room 2
7' 4" x 6' 5" (2.23m x 1.96m)

EXTERNALLY

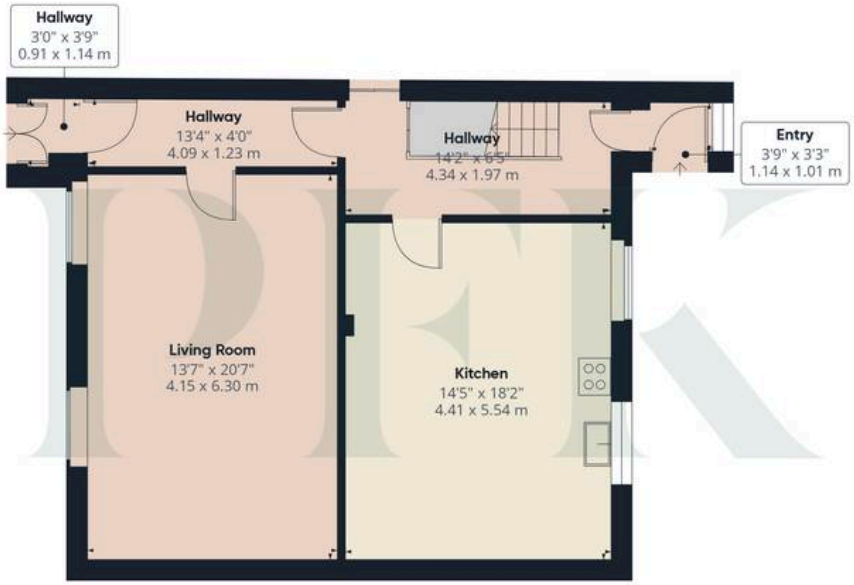
Garden

The property enjoys exceptional outside space extending across a substantial plot. To the front, a formal lawned garden is beautifully established with a wide variety of mature trees, shrubs and colourful rhododendrons, creating an attractive approach to the property. To the rear, a delightful hidden garden provides a peaceful retreat, featuring a lawn and patio area accessed via steps from the house. In addition, the property benefits from a further large garden area, historically used as an allotment, which offers tremendous potential for landscaping, gardening or creating additional recreational space to suit a new owner's vision.

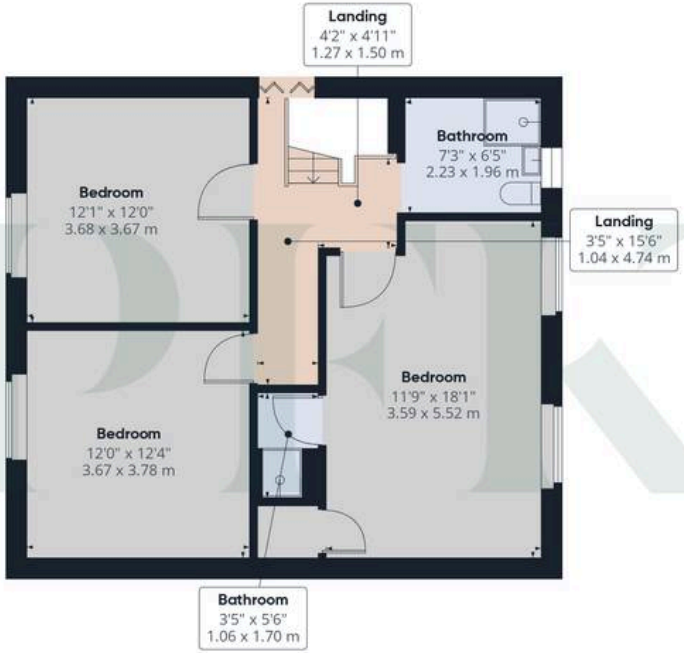
OFF STREET

5 Parking Spaces

The property benefits from excellent parking facilities, with gated access opening onto a substantial private driveway at the front of the house. To the rear is a detached double garage together providing ample space for several vehicles. The rear access lane is owned by the property and provides convenient vehicular access to the garage and parking area. A neighbouring property benefits from a right of vehicular access up the lane and over part of the rear parking area in order to reach their own private driveway and parking facilities.



Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

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Approximate total area(1)

1715 ft²

159.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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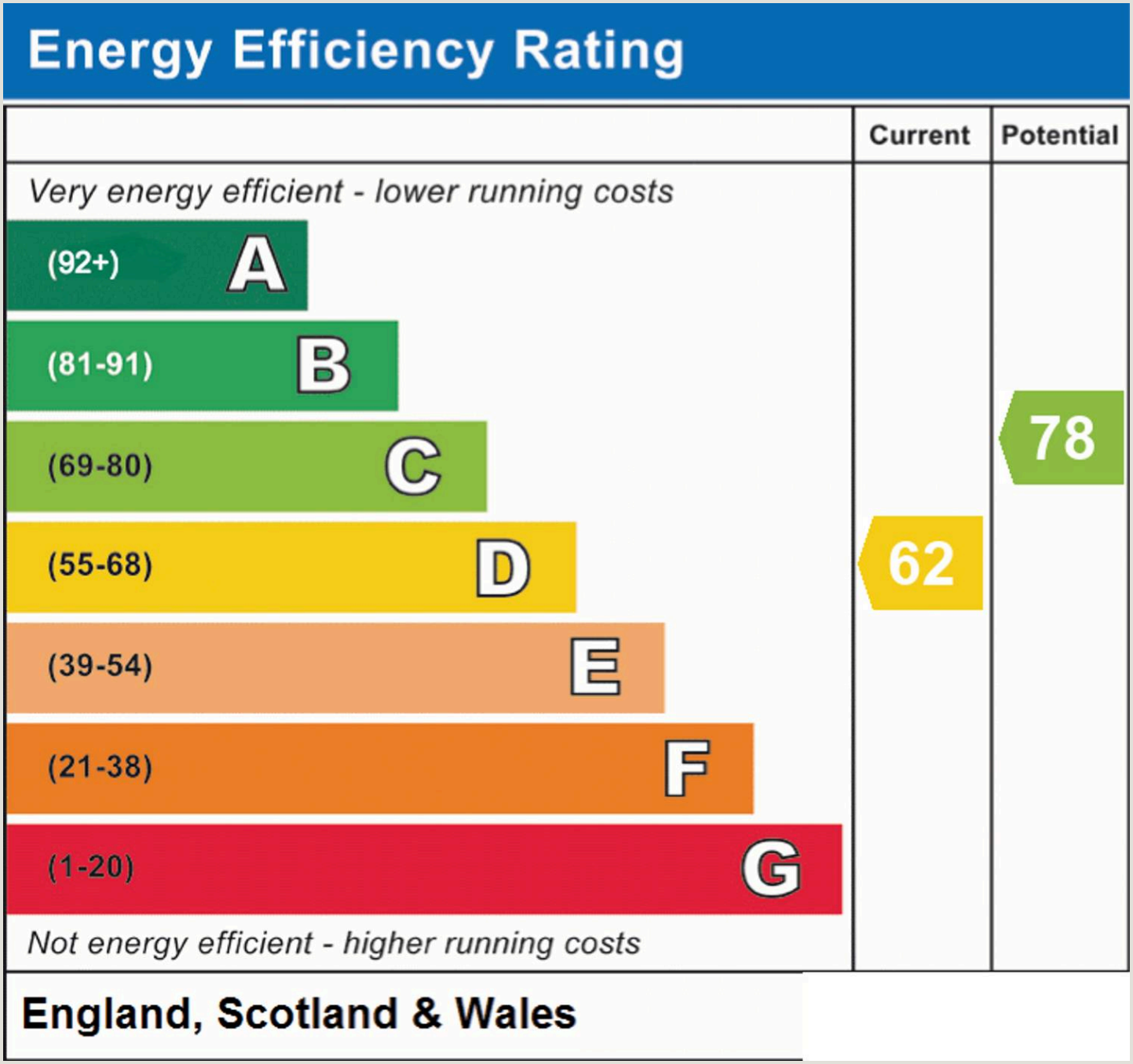
ADDITIONAL INFORMATION

Services
Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Rights of Access
A neighbouring property benefits from a right of vehicular access over part of the rear parking area solely for access to their own driveway and parking area. The additional garden that is owned by 2 Low Mill House can be accessed over the neighouring property's land.

Referral Fee Disclosure
PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.



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